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From: mdufresne@preservationdetroit.org
Sent: Wednesday, January 27, 2016 12:21 PM
To: [REDACTED]
Subject: Re: HB5232

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Preservation Detroit strongly opposes House Bill 5232 as it could seriously weaken the protections afforded to Michigan's historic districts under PA 169 of 1970, the Local Historic Districts act. The Local Historic Districts Act is the only tool that local communities have to protect their historic places.

These districts help to preserve our shared heritage, distinctive communities and historic architecture, help raise and maintain property values, protect homeowner's investments, keep our neighborhoods more environmentally sustainable, are magnets for tourism, and generate skilled jobs and revenue that contribute to local economic health.

The "owner consent" provisions in the proposed legislation take away a constitutional power from Michigan municipalities and give it to property owners. It's like making local signage zoning rules, or setback rules, or fence rules optional. Regulation of private property (including historic preservation regulations) for the purpose of beautification and redevelopment of the community falls within municipal powers of zoning. Taking that away from local leadership would put some of our most important landmarks at risk.

Also, is it really the intention of lawmakers to dissolve EVERY historic district in the state in 10 years, unless superseded by the costly step of adding votes on them to local elections? What other zoning regulations or state laws automatically are voided after 10 years subject to a new vote?

Thank you for sharing our comments with members of the Local Government Committee.

Miranda Dufresne
on behalf of the Board of Directors of Preservation Detroit